



TENANT MIX

Sugar Plaza is located opposite the University of Texas-Pan America Campus. It is shadow anchored by a Walmart Supercenter and several other area retailers including:

- Staples
- Walmart Supercenter
- Jack-in-the-Box
- Burger King
- Payless
- GameStop
- Fred Loya Insurance
- Sally's Beauty Supply
- Advance America

PROPERTY OVERVIEW

Rental Rates:	\$32.00 PSF
Available Retail Space:	4,136 - 12,000 SF
Triple NNN:	\$2.98 PSF

TRAFFIC COUNTS

University Avenue: +/- 25,000 Cars Per Day

DEMOGRAPHICS	1Mile	3Mile	5Mile
Population:	16,113	67,767	137,116
% Population Growth:	11.54%	15.85%	17.59%
Daytime Population:	24,789	77,898	138,489
Total Households:	5,784	21,520	41,722
Average HH Income:	\$44,448	\$55,160	\$61,018

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TENANT ROSTER

SUITE	TENANT	SUITE	TENANT	TENANT
1608	4,136 SF Available	1622	Fred Loya Insurance	Staples
1610	GNC	1624	Advance America	Walmart Supercenter
1612	Sally's Beauty Supply	1626	GameStop	Pizza Hut
1614	8,000 SF Available	1628	Payless	Jack-in-the-Box
1620	Cafe & Deli			Burger King

SITE PLAN

